Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

158 Union Road, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$860,000		&		\$895,000			
Median sale p	rice							
Median price	\$865,000	Pro	operty Type	Hous	se		Suburb	Langwarrin
Period - From	01/07/2021	to	30/06/2022		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	25 Korina Ct LANGWARRIN 3910	\$890,000	24/04/2022
2	144 North Rd LANGWARRIN 3910	\$890,000	15/08/2022
3	37 Richard Dr LANGWARRIN 3910	\$885,000	23/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/08/2022 15:07





Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au



Property Type: House Land Size: 779 sqm approx Agent Comments

Indicative Selling Price \$850,000 - \$895,000 **Median House Price** Year ending June 2022: \$865,000

Comparable Properties



25 Korina Ct LANGWARRIN 3910 (REI/VG)



Price: \$890,000 Method: Private Sale Date: 24/04/2022 Property Type: House Land Size: 625 sqm approx

144 North Rd LANGWARRIN 3910 (REI)

Agent Comments

Agent Comments





Price: \$890,000 Method: Private Sale Date: 15/08/2022 Property Type: House Land Size: 621 sqm approx

37 Richard Dr LANGWARRIN 3910 (REI/VG)



Agent Comments

Price: \$885.000 Method: Private Sale Date: 23/04/2022 Property Type: House (Res) Land Size: 686 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009





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